

lot 3

address:

12 St. Giles Lane,
Thetford IP24 2AE

*guide price:

£80,000 - £100,000

tenure:

Freehold

open viewing:

Fri 20 Nov 11:00 - 12:00
Sat 21 Nov 10:00 - 11:00
Tue 24 Nov 14:00 - 15:00

solicitor:

Ms Clare Martin
Taylor Vinters
Merlin Place
Milton Road
Cambridge
CB4 0DP

EPC: D

joint auctioneers:



** for definition, please refer to
"auction notes" on page 3*



2 bed end-of-terrace... excellent investment

Positioned adjacent to the town centre in the thriving town of Thetford, is this well-presented 2 bedroom end terraced cottage. The layout features a lounge, kitchen and bathroom on the ground floor with 2 bedrooms above.

In the last decade, the property has undergone extensive refurbishment including gas central heating (n/t), kitchen, bathroom, wiring, plastering and windows. The cottage also enjoys a small, low-maintenance courtyard style garden with gated access to the side.

An ideal investment opportunity in a convenient location.

